BILL GARRETT, Davidson County
Trans:T20090085903 DEEDWARR
Recvd: 12/21/09 16:18 2 pgs
Fees:13.00 Taxes:832.50
20091221-0116197

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of December, 2009, by and between Robert Braswell, married, party of the first part, and Lewis Jameson Walker, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 7 on the northerly 10 feet of Lot No. 8 in Paul Elysian Grove Plan of Lots as of record in Plan Book 1, Page 134, Chancery Court at Nashville.

Said Lot No. 7 and part of Lot No. 8 front 60 feet on the westerly side of Second Avenue South and run back between parallel lines 135 feet, more or less, to an alley.

Being all or part of the same property conveyed to Robert H Braswell by virtue of Warranty Deed dated March 9, 2007 of record at Instrument No. 20070312-0029898 in the Register's Office for Davidson County, Tennessee.

Seller warrants that this property has been used for investment purposes only and has not been used as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert Braswell _____

Robert Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Robert Braswell, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

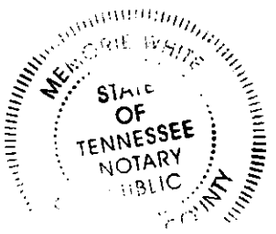
WITNESS my hand and official seal at office this 18th day of December, 2009.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13



Property Owner & Address: Lewis Jameson Walker

1017 2nd Avenue South
Nashville, TN 37210

Tax Parcel No 09315030600

Property Address: 1017 2nd Avenue South
Nashville, TN 37210

MAIL TAX BILLS TO: Lewis Jameson Walker

1017 2nd Avenue South
Nashville, TN 37210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever ~~is greater is~~ $225,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of December, 2009.

Notary Public

My Commission Expires: 9-8-13

